









1 Charlton Court

High Heaton, Newcastle Upon Tyne, NE7 7FX

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

SPACIOUS GROUND FLOOR APARTMENT ** TWO DOUBLE BEDROOMS ** EN-SUITE TO MASTER **

OPEN PLAN LIVING AREA ** NEWLY DECORATED THROUGHOUT ** ALLOCATED PARKING BAY **

** POPULAR LOCATION CLOSE TO LOCAL AMENITIES ** SECURE INTERCOM ENTRY SYSTEM **









- Ground Floor Apartment Chain Free
- Spacious Open Plan Living Area
- 125 Year Lease from 2006

Communal Entrance

an intercom system, and two access points.

Entrance Lobby

6'5" x 8'0" (1.95 x 2.43)

A very spacious entrance lobby, could possibly be used as a study area or provide handy storage.

Hallway

Leading to all rooms, and with a large storage cupboard.

Living Room

13'6" max x 20'10" (4.12 max x 6.34) Externally

An exceptionally spacious room! Double glazed french doors and an and further guest parking. All additional window, two radiators and grounds are communal.

recessed lighting. Open to the Kitchen area.

Kitchen

12'0" x 11'7" (3.66 x 3.52)

Radiator, part tiled walls, recessed lighting, and fitted with floor and wall There is also an annual service units, counters and sink, integrated charge of £1440. oven and hob with extractor hood over, integrated washer/dryer.

Bathroom

6'4" x 8'3" (1.92 x 2.52)

Part tiled walls, radiator, and fitted

with a white suite and a shower over Upload: 1000 Mbps

the bath.

- Two Double Bedrooms
- Newly Decorated
- · Council Tax Band B

Bedroom 1

There is a communal entrance with 20'10" x 11'1" max (6.36 x 3.39 max)02>Likley Vodafone>Limited Two double glazed windows, and

two radiators.

En-Suite Shower Room

9'2" x 4'8" (2.80 x 1.42)

Part tiled walls, radiator, and fitted with a white suite including a larger Rivers and the sea: Very low risk. sized shower cubicle.

Bedroom 2

7'10" x 15'9" (2.38 x 4.80)

Two double glazed windows, and

There is an allocated parking bay

radiator.

Lease & Service Charge

The property has a 125 year lease dated from 01/01/2006. Ground rent is £150 per annum, subject to

review every 25 years.

Broadband and Mobile

At the time of marketing this

information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

 Allocated Parking Bay Energy Rating C

En-Suite to Master Bedroom

Mobile: EE>Limited Three> Limited

Flood Risks

At the time of marketing this information is correct. Yearly chance of flooding: Surface water: Very low risk.













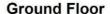








Floor Plan





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